

A RESOLUTION IN SUPPORT OF HOUSE BILL 5430 FOR THE EXPANSION OF THE
MICHIGAN HISTORIC PRESERVATION TAX CREDITS ESTABLISHED
UNDER PUBLIC ACT 343 OF 2020

WASHTENAW COUNTY BOARD OF COMMISSIONERS

September 4, 2024

Prepared By: The Michigan Historic Preservation Network
Edited By: Kat Slocum, Historic Preservation Specialist, Office of Community and
Economic Development

WHEREAS, the historic buildings, residential neighborhoods, traditional downtowns, and older manufacturing facilities in Washtenaw County help to distinguish community and provide character, beauty, and a sense of place that contribute to the quality of life enjoyed by Washtenaw County residents and visitors; and

WHEREAS, the preservation and rehabilitation of these historic buildings, residential neighborhoods, traditional downtowns, and older manufacturing facilities contribute to the economic vitality of Michigan's cities, towns, villages, and rural areas; and

WHEREAS, Michigan greatly benefitted from the state historic preservation tax credit program available from 1999-2011 that leveraged \$71 M in credits to generate \$1.46 B of investment in rehabilitation projects, leveraged \$251 M in federal tax credits that brought back federal dollars that would not otherwise have returned to the state, created 36,000 jobs, and resulted in each \$1.00 of credit leveraging \$10.56 in direct economic impact; and

WHEREAS, preservation projects help meet Gov. Gretchen Whitmer's housing goal of building *or rehabilitating* 10,000 housing units, providing options at all price-points of affordable and market-rate housing, accommodating all age-groups, and sustainably recycling various historic buildings – from schools to mills to factories; and

WHEREAS, preservation projects have positively impacted rural areas, small towns, and mid-sized cities in Washtenaw County by filling funding gaps for historic property owners and developers; and

WHEREAS, a preservation project's return on investment provides local benefits through employment of local suppliers, professionals, and skilled tradespeople who spend locally and pay local taxes, and have greater economic impact than equivalent new construction because rehabilitation is more labor-intensive; and

WHEREAS, preservation projects are recognized for advancing sustainability by keeping demolition waste out of landfills, curbing urban sprawl by utilizing existing infrastructure, eliminating the carbon released during both demolition and new

construction, conserving the embodied energy invested during initial construction, retrofitting older buildings to make them energy efficient, and recycling various historic buildings for new uses; and

WHEREAS, preservationists have succeeded in keeping traditional downtowns and neighborhoods vibrant, returning valuable real estate to local and state tax rolls, attracting residents to authentic, walkable places that become cultural centers for their regions and heritage tourism destinations; and

WHEREAS, the historic preservation tax credit is the only program singularly focused on the state's oldest real estate that often exhibits the most intractable problems deemed too risky for traditional financing, providing a program underpinned by the simple provision of tax credits made available only after the owner has incurred all the risk, covered all the costs, and returned their property to use; and

WHEREAS, the current historic preservation tax credit program under Public Act 343 of 2020 did reinstate the 25% credit for both historic income-producing and residential projects, it did so with a \$5 M annual credit cap that, within hours of its on-line portal opening, had applications representing \$368 M in qualified work translating into \$92 M of credit requests – over 18 times what was available; and

WHEREAS, the Michigan Legislature presently is considering House Bill 5430 that will increase the annual credits from \$5 M to \$100 M made available to owners of both historic income-producing and residential properties who complete their work in keeping with the U.S. Secretary of the Interior's *Standards for Rehabilitation*; and

WHEREAS, House Bill 5430 proposes additional improvements to the current tax credit program such as sorting applicants into four groups so their applications are compared with projects of similar size, increasing the 25% credit to 30% for residential and small income-producing projects, expanding eligibility so that projects from the smallest towns and unincorporated, often rural, areas of the state have access to the program, and more; and

WHEREAS, the Washtenaw County Historic District Commission passed a resolution of support for House Bill 5430 due to the clear benefits this Bill would have for historic property owners, developers, and businesses including increased eligibility for funding.

NOW THEREFORE BE IT RESOLVED that the Washtenaw County Board of Commissioners supports House Bill 5430 and calls upon the Michigan Legislature to vote approval of this important legislation and Governor Whitmer to sign it, to stimulate economic development while also protecting irreplaceable historic buildings and enhancing the quality-of-life in Michigan.

COMMISSIONER	Y	N	A	COMMISSIONER	Y	N	A	COMMISSIONER	Y	N	A
Beeman	X			Maciejewski	X			Somerville	X		
Hodge	X			Rabhi		X					
LaBarre	X			Sanders	X						
Lyte	X			Scott	X						

CLERK/REGISTER'S CERTIFICATE - CERTIFIED COPY

ROLL CALL VOTE:

8 1 0

STATE OF MICHIGAN)

I, Lawrence Kestenbaum, Clerk/Register of said County of Washtenaw and Clerk of Circuit Court for said County, do hereby certify that the foregoing is a true and accurate copy of a resolution adopted by the Washtenaw County Board of Commissioners at a session held at the County Administration Building in the City of Ann Arbor, Michigan, on September 4, 2024, as it appears of record in my office.

COUNTY OF WASHTENAW) SS.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said Court at Ann Arbor, this 4th day of September 2024.

LAWRENCE KESTENBAUM, Clerk/Register

BY: Ashlyn Poole

Deputy Clerk



Res. No. 24-178